

Andrew Grant  
PRESTIGE & COUNTRY



# The Old Manor

Earls Croome, WR8 9DG





# The Old Manor

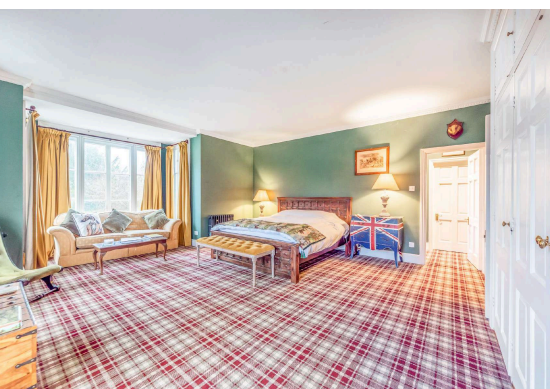
Baughton Hill, Earls Croome, WR8 9DG

**9 Bedrooms 5 Bathrooms 6 Reception Rooms 25.5 Acres**

“Distinguished Grade II listed Georgian estate offering extensive accommodation, exceptional equestrian facilities and multiple ancillary dwellings, set within mature grounds of twenty five acres in Worcestershire...”

Scott Richardson Brown CEO

- Substantial Georgian manor with nine bedrooms, six reception rooms and extensive ancillary accommodation across the estate.
- Outstanding equestrian facilities including indoor arena, extensive stabling, paddocks, woodland and separate access.
- Additional dwellings including a detached cottage and further lodges providing flexibility and income potential.
- Leisure amenities comprising a swimming pool, tennis court and fishing lake set within the grounds.
- Mature gardens and parkland extending to twenty five acres with far reaching countryside views.
- Impressive private driveway with sweeping approach and generous gravelled parking for numerous vehicles.
- Rural yet accessible location near Earls Croome, with nearby schools, market towns and rail connections.



**25248 sq ft (2345.6 sq m) including outbuildings**





## The approach

A sweeping gravel drive passes through broad, level lawns punctuated by fine mature trees, creating a sense of arrival that is both private and assured. The house sits confidently within its grounds, its Grade II listed façade framed by established planting and open parkland, with far reaching views across the surrounding countryside. The setting is tranquil yet purposeful, offering space, maturity and balance, and immediately conveys the scale and quality of the estate.











## The entrance hall

The entrance hall provides a formal introduction to the house, immediately conveying the scale and architectural quality of this Georgian manor. Full height timber panelling defines the space, complemented by a deeply detailed coffered ceiling. Broad timber flooring reinforces the sense of solidity and age, while generous proportions allow the hall to function as both a statement arrival space and a central point of circulation.







## The drawing room

The drawing room is a grand principal reception space, defined by its generous proportions and elegant Georgian detailing. A triple aspect arrangement enhances the sense of scale, while parquet flooring and refined ceiling mouldings reinforce the room's formal character. A central fireplace provides a natural focal point, anchoring the space for entertaining or relaxed use.











## The kitchen

The kitchen is a substantial and practical space designed for everyday use and informal gathering. Arranged around a central dining area, it offers generous work surfaces and extensive fitted storage, creating a room well suited to family life and entertaining. A four oven Aga forms a traditional focal point, supported by additional cooking facilities that allow the space to function efficiently at scale.







## The dining room

The dining room is an impressive formal space, designed for entertaining on a generous scale. Full height panelling gives the room a strong architectural presence, complemented by wide timber flooring and balanced proportions throughout. A fireplace provides a natural focal point, reinforcing the room's traditional role within the house. The layout comfortably accommodates large gatherings while retaining a sense of intimacy and formality.





## The billiard room

The billiard room is a striking and characterful reception space, designed for leisure and entertaining. Generous proportions comfortably accommodate a full sized table while allowing space for seating and display. Timber flooring and wall panelling establish a strong sense of tradition, complemented by a high ceiling and balanced layout. Windows on multiple aspects reinforce the room's scale and presence within the house.







## The library

The library is a refined and atmospheric room, well suited to quiet study or informal retreat. Full height fitted book shelving lines the walls, providing extensive storage and reinforcing the room's purpose and character. Ceiling cornicing and a central ceiling rose reflect the Georgian origins of the house, while the proportions create an enclosed and comfortable setting distinct from the larger reception rooms.





## The sitting room

The sitting room offers a comfortable and established reception space, suited to everyday use within the main house. Built in shelving lines one wall, providing structure and balance to the room, while a central fireplace forms a clear focal point. The proportions allow for defined seating areas without compromising circulation, creating a room that feels contained yet generous.





## The boot room and cloakroom

The boot room provides a practical and well positioned space for everyday access, particularly suited to country living. Fitted storage and work surfaces allow for organised use, with direct connections to the surrounding ground floor rooms supporting efficient circulation. The adjoining cloakroom is discreetly arranged and conveniently located, offering facilities for guests and day to day use.







## The principal bedroom

The principal bedroom is a substantial and well proportioned room, positioned to enjoy a quiet and elevated outlook over the grounds. Cornicing and tall windows reflect the Georgian origins of the house, while the layout creates a calm and private retreat removed from the main circulation. Direct access to adjoining en suite enhances practicality, making this a fitting principal suite within a house of this stature.







## The principal en suite

The principal en suite is a generously proportioned bathroom arranged to serve the main bedroom suite with both comfort and practicality. A well balanced layout incorporates a freestanding bath, separate shower enclosure and twin wash basins, allowing the space to function efficiently for daily use. Traditional sanitaryware and patterned flooring sit comfortably within the character of the house, while windows provide ventilation and outlook.







## The second bedroom and en suite

The second bedroom is a well proportioned and comfortable room, positioned to provide a calm and private setting. An adjoining en suite enhances privacy and convenience, making this room particularly well suited for family or guest use. The en suite bathroom is arranged to serve the bedroom with practicality and ease. A well planned layout incorporates a bath, wash basin and WC, allowing the space to function efficiently for daily use.







## The third bedroom and en suite

The third bedroom is a comfortable and well arranged room, the proportions allow for straightforward furnishing and circulation, while cornicing reflects the period character found throughout the house. An adjoining en suite provides privacy and convenience, making the room well suited for family members or guests. Its position within the house allows it to function independently while remaining closely connected to the principal accommodation.





## The fourth bedroom

The fourth bedroom is a well sized and balanced room, windows provide an open outlook across the grounds, giving the room a settled and composed atmosphere. This is a versatile bedroom suited to family use or longer term guests.





## The remaining bedrooms

The fifth, sixth, seventh, eighth and ninth bedrooms together provide a generous and flexible range of accommodation, well suited to family living, guests or staff use. Each room is well proportioned and arranged to allow practical use without compromising circulation, with several benefiting from en suite facilities to support independent occupation.





Their distribution throughout the upper floors creates a sense of privacy and balance, ensuring the house can comfortably accommodate larger households while maintaining a coherent and well ordered layout.





## The bathroom

The bathroom is a charming and characterful space, well suited to the period of the house. A traditional panelled bath with classic fittings forms the focal point, set against part tiled walls with delicate decorative detailing. Patterned floor tiles add visual interest and reinforce the heritage feel, while a large sash window dressed with soft furnishings allows natural light to flood the room.





## The gardens and grounds

The Old Manor is set within beautiful mature gardens and grounds that frame the house and extend into the surrounding countryside, creating a sense of space, privacy and rural seclusion. Lawns sweep away from the house and are interspersed with a wide variety of established trees, including specimen and fruit varieties, alongside thoughtfully planted borders stocked with shrubs and roses.





To the west of the house, accessed directly from the drawing room, is a swimming pool set within a paved sun terrace and screened by mature trees. The pool area enjoys a sheltered position within the grounds and is complemented by a separate pump room housing the filtration equipment and boiler. The design sits comfortably within its setting and offers scope for enhancement.





To the south of the house the gardens open towards a peaceful fishing lake, stocked with roach, rudd and carp and featuring two platforms, providing a tranquil focal point within the landscape. Nearby sits the tennis court, discreetly positioned and enclosed by established planting, offering a recreational amenity within the grounds.







To the rear of the house lies an orchard with a variety of fruit trees including cherries, plums, greengage, damson, apples and pears. This area adjoins a field which could be sectioned to form a paddock, with further paddocks beyond. Features within the grounds also include a well, a children's playhouse and practical garden infrastructure.





## The equestrian facilities

The equestrian facilities are extensive and well arranged, offering both private use and income potential. There is a block of two stallion boxes and two stable blocks providing a total of sixteen boxes. The stable yard is a notable feature of the estate, incorporating an indoor arena measuring approximately 18m x 40m with a viewing area. Adjoining are further stables with ten boxes, a tack room, hay store and four large boxes, together with a substantial hay barn.





Internal stables have automatic water drinkers. This area benefits from separate road access and parking for numerous vehicles, allowing it to operate independently from the main house if required. Beyond the buildings are six paddocks, two of which are served by field shelters. All paddocks have a water supply or access to water taps, and are complemented by two areas of woodland, adding both shelter and visual interest to the landscape.











## The Coach House

The Coach House is a versatile ancillary building offering flexible accommodation and workspace potential, subject to any necessary consents. The ground floor centres on a generous kitchen, living and dining room, arranged as an open yet well-defined space, alongside a good-sized bedroom and a separate tack room reflecting the estate's equestrian heritage.





Upstairs, the upper floor is arranged beneath exposed roof timbers and offers clear potential for further ancillary accommodation or alternative uses, subject to any necessary approvals. Enjoying a close relationship with the main house while retaining a sense of independence, The Coach House benefits from views across the grounds towards Bredon Hill and convenient access to the equestrian facilities, forming a valuable and adaptable element of the estate.





## The Old Chapel

Set discreetly behind the main house and enjoying its own approach, The Old Chapel provides a charming and entirely self contained residence within the estate, with independent utility services. The accommodation is thoughtfully arranged and includes a well proportioned kitchen dining room forming the heart of the home, a comfortable sitting room with direct access to the garden, and practical ground floor facilities.





On the upper level are two bedrooms served by a family bathroom, creating well balanced living space suited to both permanent occupation and letting use. Outside, the cottage benefits from its own garden and parking, offering privacy and flexibility while presenting clear potential for continued income or ancillary accommodation.





## The driveway and parking

To the front of the house, a substantial gravelled forecourt provides ample parking for numerous vehicles, comfortably accommodating family use and larger gatherings alike. The arrangement sits naturally within the setting, complementing the period character of the house while remaining highly practical.





In addition to the main forecourt, further parking is available around the estate, including near the Coach House and equestrian facilities, with separate vehicular access to the yard area. This separation allows for efficient day-to-day operation of the equestrian business without impacting the privacy or presentation of the main house.



## Location

The Old Manor enjoys a glorious rural position on the edge of the village of Earls Croome, surrounded by open countryside with far reaching views towards Bredon Hill.

The local area is well regarded for walking, riding and a variety of country pursuits. Around a mile away is the popular Jockey Inn, a well known pub and restaurant serving the surrounding villages. Earls Croome itself lies approximately 2.5 miles away and provides a village church, village hall and a garden centre with café and restaurant facilities.

More amenities are available in nearby market towns including Upton upon Severn, Pershore, Tewkesbury and Worcester, all offering a wide range of shops, services and leisure facilities. The property falls within the catchment area for Pershore High School and is also well placed for Hanley Castle High School, with a good selection of independent schools available throughout Worcestershire and Gloucestershire.

Transport connections are excellent, providing efficient links to the Midlands, Bristol and the wider motorway network. Rail services are available from Pershore, Tewkesbury and Worcester, offering regular connections to regional centres and London.

## Services

The property benefits from oil-fired central heating, mains water and electricity. Drainage is supplied via a private septic tank.

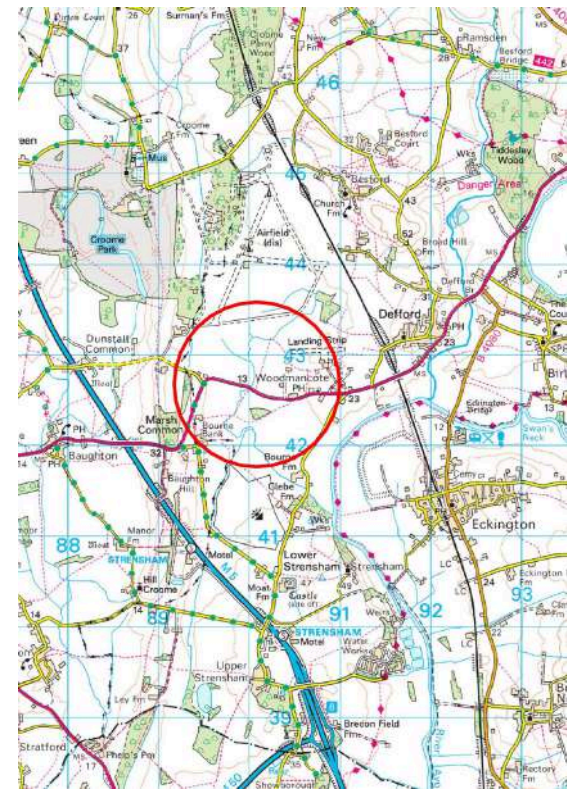
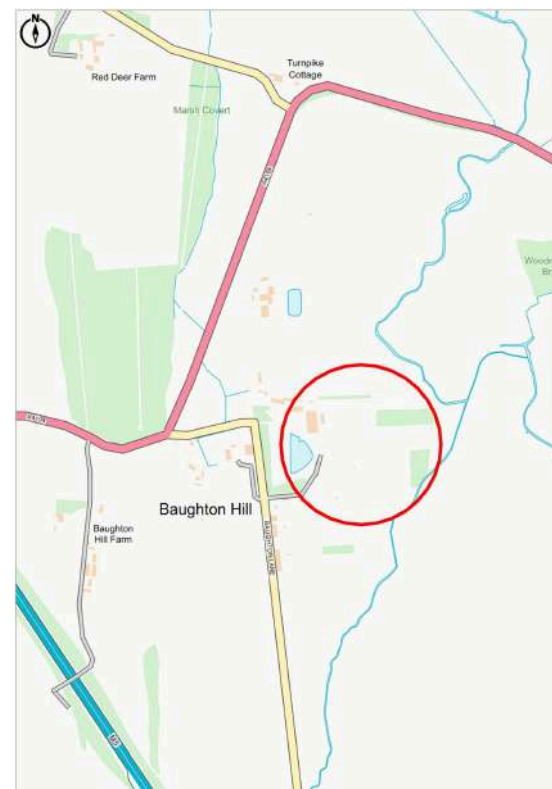
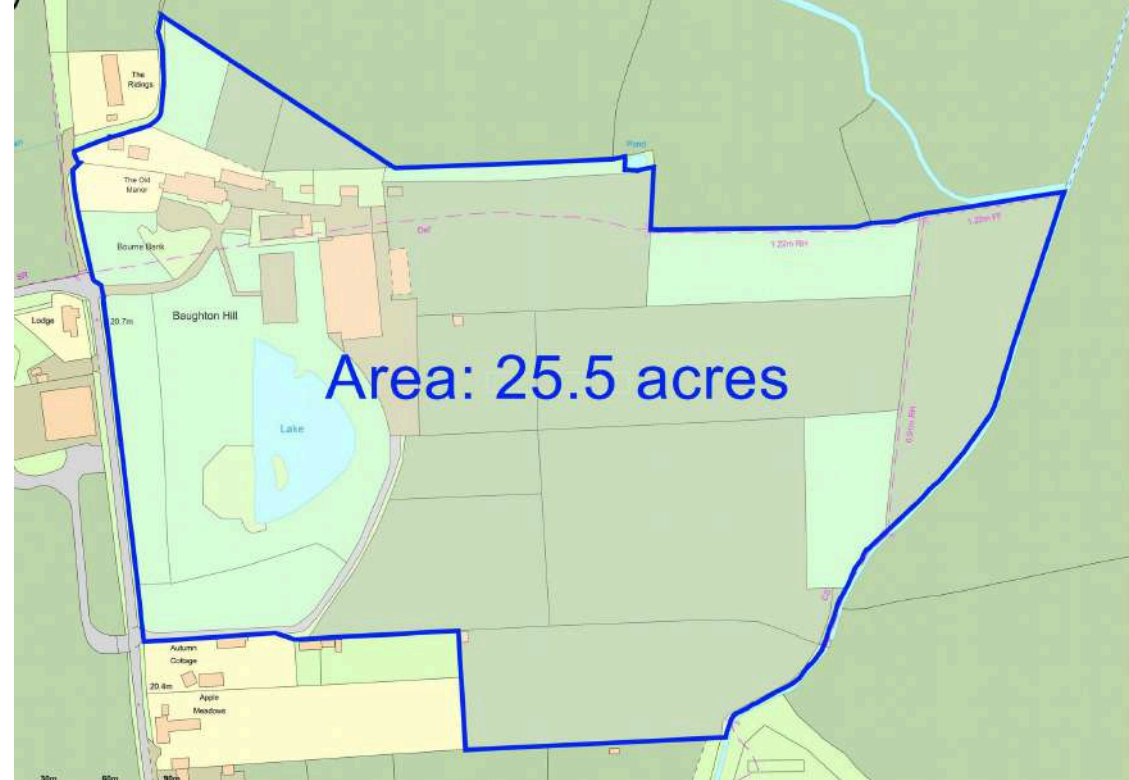
## Council Tax

The Council Tax for The Old Manor is Band H.

The Council Tax for The Old Chapel is Band C.

## Agent Note

Interested parties should be aware that the property is being sold on behalf of an employee of Andrew Grant, a relative of an employee of Andrew Grant or a friend of an employee of Andrew Grant.





# The Old Manor

Approximate Gross Internal Area

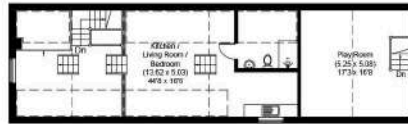
Ground Floor = 323.6 sq m / 3483 sq ft

First Floor = 282.8 sq m / 3044 sq ft

Outbuildings = 1739.2 sq m / 18721 sq ft

(Including Garages & Excluding Void, Bar Barn & Hey Store / Barn)

Total = 2345.6 sq m / 25248 sq ft



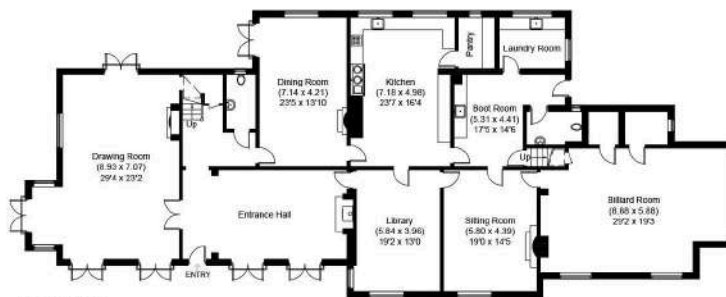
Coach House - First Floor



Coach House - Ground Floor  
(Not Shown in Actual Location / Orientation)



First Floor



Ground Floor

Revised Bedroom before 1 Dec 05



Cottage - First Floor



Cottage - Ground Floor  
(Not Shown in Actual Location / Orientation)



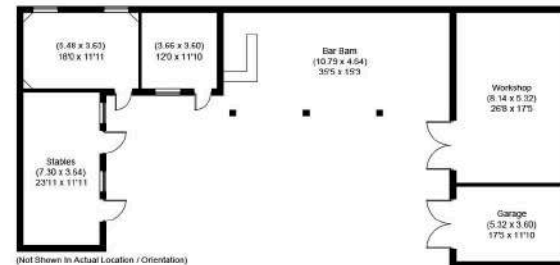
Lodge / Jan Pot  
(Not Shown in Actual Location / Orientation)



Pump Room  
(Not Shown in Actual Location / Orientation)



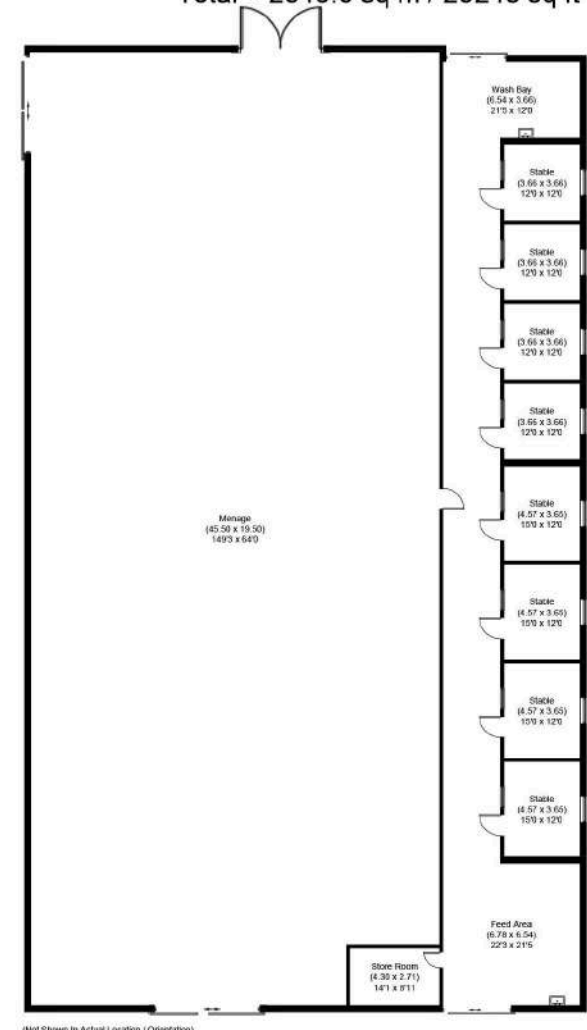
Stables  
(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.





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